

SCHOOL FACILITIES BOARD  
December 1, 2005  
Queen Creek, Arizona

The School Facilities Board held a board meeting at San Tan Heights Elementary School in Queen Creek. The meeting began at approximately 10:00 A.M.

<u>Members Present</u>	<u>Guests Present</u>
Chovich, Cynthia	Ken Smith, Stanfield ESD
Conley, Patrice	Mike Gross, Queen Creek Unified
Davidson, Frank	
Gober, Patricia	
McGee, Kate, Chair	
<u>Members Absent</u>	
Keenan, Brooks, Vice Chair	
Granillo, Peter	
Ortega, David	
Phil Williams, Superintendent's Representative (non-voting)	
Taxpayer Representative Position Vacant	
<u>Staff Present</u>	
John Arnold, Acting Executive Director	
Carol Civiello, Interim Deputy Director of Facilities	
Kristen Landry, Public Information Officer	
Amber Peterson, School Finance Specialist	
Debra Sterling, Attorney General's Office	

Bill Christen, Superintendent of Coolidge Unified, welcomed the School Facilities Board.

- I. Call to Order  
Board Chair, Kate McGee, called the meeting to order at approximately 10:20 A.M.
- II. Roll Call  
There were five Board Members present at this meeting.
- III. Approval of Minutes of November 3, 2005 Board Meeting  
Patricia Gober moved that the Board approve the November 3, 2005 minutes with amendments. Cynthia Chovich seconded. Motion passed on a 5-0 voice vote.

IV. Consent Agenda

a. Consideration and possible vote of 3 Year Building Renewal Plans

John Arnold introduced the FY06 Building Renewal Summary.

b. Consideration and possible vote of Preventive Maintenance Plans

Frank Davidson moved that the Board approve the consent agenda items as listed in agenda item IVa & b. Pat Conley seconded. Motion passed on a 5-0 voice vote.

V. Consideration and possible vote of 3 Year Building Renewal Plans

Pat Conley moved that the Board approve Casa Grande Elementary and Payson Unified's 3 Year Building Renewal Plans. Patricia Gober seconded. Motion passed on a 3-0-2 voice vote with Frank Davidson and Cynthia Chovich recusing themselves from this item.

VI. Director's Report

a. Draft Annual Report

John Arnold presented the Draft Annual Report to the Board.

Pat Conley moved that the Board approve the Draft annual report as presented in Item VIa. Frank Davidson seconded.

Pat Conley congratulated staff on reconciling the Building Renewal amount. She explained that previously there had been a discrepancy between the Superintendent's Annual Report and what was reported to the SFB as expenditures.

Ms. Conley asked if the Highest Performing Schools report has been updated since last year. Mr. Arnold said it was the same report that was done last year. He explained that the SFB is required to do a study on common design elements in schools that have high academic achievement. No common design elements have been found in the studies done to date. He added that he would like to expand the study in terms of best design elements from both an academic and maintenance perspective. While the law only requires the study to Arizona schools, Mr. Arnold would like to expand the study on a nationwide level.

Ms. Conley stated the study was a small sample and the results were likely skewed. She added that when the SFB toured high performing schools years ago, the common element was parent space and that is why it was added into the guidelines.

Patricia Gober stated she did not believe this report addressed the legislature's question "Do design elements influence student achievement?" She said she would be reluctant to draw policy conclusions based on the small sample size of the report. She noted that there is a consistent relationship with media space and high performing schools in all grade levels and recommended further study in that area.

Cynthia Chovich explained that she had just done research that says certain wall colors and carpet influence student achievement. Mr. Arnold said there are many studies on those types of issues and he would like to warehouse those studies to be able to provide the data to districts.

Pat Conley suggested the cover letter to the legislature issue caution in that area of the report.

Kate McGee provided a recap on the discussion. She said the SFB should examine the guidelines on media space. She asked that concerns regarding the building renewal superintendent's report be forwarded to staff.

Motion passed on a 5-0 voice vote.

b. Discussion of "Type 3" Districts that wish to Unify

This item was for information only. John Arnold explained that he would like to put this item out for review and comment for 30 days. He provided a history on the Type 3 Districts and their inability to currently have a high school.

Patricia Gober asked how the SFB can measure the number of students traveling to another district for high school. John Arnold explained that information is available through review of the district's bussing data.

Frank Davidson stated that he strongly supports this proposal to expand the definition of geographic factors to address growing type 3 districts.

Pat Conley stated she is in favor of the proposed solution and asked if the Attorney General's Office is in agreement. Mr. Arnold stated that he has checked with the Attorney General's office and they are fine with it.

Ms. Conley asked if this goes forward, will the elementary school administer the high school. Mr. Arnold indicated that the district will not be eligible for a high school until they unify. Mr. Davidson asked what the statutory requirement was for an elementary district that is part of a union high school district to become a type 3 district. Mr. Arnold said he did not know, but the intent of the proposal was to only address type 3 districts.

c. Clarification of SFB policy on Inflation Adjustments

This item was for information only. John Arnold explained that because of recent increases in construction pricing, more and more projects are unable to be built to the minimum guidelines within the existing formula. He is suggesting that the Board take a closer look at what the minimum guidelines address and recommend an appropriate way to apply those guidelines to a new school. He said he did not want to change the guidelines because he does not want to create a deficiency among existing schools. He added that staff also does not want to dictate design.

Pat Conley said the schools that are affected are those that are in the middle of the inflation increase and suggested this be a temporary policy. Mr. Arnold agreed that the FY05 approvals are unique, but he does not know that for a

fact. He added that the state could experience a double-digit inflation in the future.

Frank Davidson suggested talking to experts in the field for solutions.

Kate McGee asked about the procurement aspect of this proposal. Mr. Arnold explained that the board has said that the successful way to determine the market cost of a minimum school is through design-bid-build. He added that design-bid-build is probably the least used procurement method. Mr. Arnold explained that a legislator, Tom Boone, has asked the SFB to review the use of a qualified bidders list. He added that there is great support from districts to use a qualified bidders list.

Ms. McGee asked what conversations staff has with architects. Mr. Arnold explained that when it appears a district will need additional funds, staff has given the district specific items to remove. Additionally, the architects are instructed to design to the formula amount.

Kate McGee asked about prototypical schools. Mr. Arnold explained that staff does have prototypical designs available for review. He added that he would be hesitant to request districts use only these designs because there could be hundreds of ways to design a school.

Frank Davidson commented on the minimum standards and that it has been difficult to build within the dollar amount. He added that while the prototypes are good designs, they may not be able to be built within budget today. Addressing the qualified select bidders list, Mr. Davidson said districts in high growth area need to have quality contractors, and a qualified select bidders list is a way to accomplish that.

Pat Conley asked if staff could contact architects and explain the minimum guidelines. Mr. Arnold stated that staff does try to have that conversation with the architects.

Ken Smith of Stanfield ESD spoke on behalf of his district and encouraged the SFB to revisit the use of [CM@Risk](#).

John Arnold commented that this has been a very unusual market and [CM@Risk](#) may be the best buy. He asked if hard bidding a project to determine the market value was worth the risk of the project cost being more expensive.

d. Full Day Kindergarten Capital Grants

Pat Conley moved that the Board approve the district's Full Day Kindergarten Expenditure Plans as outlined in agenda item VI.d. Cynthia Chovich seconded.

Motion passed on a 5-0 voice vote.

VII. New School Construction

a. Consideration and possible vote of FY 2006 Capital Plan New Construction Requests

Amber Peterson explained how she projected growth in her analysis of capital plans.

Patricia Gober moved that the Board approve:

1. The staff recommendation to deny the Buckeye Elementary district's request for a K-8 for 800 to open in FY 08 and to approve project 008N (K-8 for 800) to open in FY 09 and conceptual approval for two K-8 schools for 800 each to open one each in FY 10 and FY 12.
2. The staff recommendation to approve J.O. Combs Elementary project 005N (K-5 for 750) to open in FY 07, and approve project 007N (K-5 for 750) to open in FY 08 and conceptual approval for two K-5 schools for 750 each to open one each in FY 09 and FY 11.
3. The staff recommendation to award conceptual approval for a 6-8 school for 1,000 students to open FY 10 for the J.O. Combs elementary district.
4. The staff recommendation to award conceptual approval for a 9-12 school for 1,800 students to open FY 11 for Yuma Union High School District.

Frank Davidson seconded. Motion passed on a 5-0 voice vote.

b. Consideration of New Construction Projects Review, Bids, Bid Packages and Change Orders including projects from:

Frank Davidson moved that the board approve the following:

1. Buckeye Elementary District's request to begin construction of a K-8 school (CM at Risk project 070433000-9999-005N) upon receipt of necessary documents, in the amount of \$8,330,409 (includes district funding of \$574,723).
2. Florence Unified District's request to begin construction of a K-8 school (CM at Risk project 110201000-9999-007N) upon receipt of necessary documents, in the amount of \$10,661,069.
3. J.O. Combs Elementary District's preliminary bid amount of \$10,097,666 (includes district funding of \$148,875) for a 6-8 middle school (project 110344000-9999-004N) with the agreement that if project bids are over the established budget, the district will only be liable for those costs directly related to the specific items considered beyond minimum guidelines as listed in the attached background.
4. Additional funding in the amount of \$754,375 for Red Mesa Unified's geographic exception core high school (project 010227000-9999-001N).
5. Yuma Union High School District's preliminary bid amount of \$28,284,750 for a 9-12 high school (project 140570000-9999-002N).

Pat Conley seconded. Motion passed on a 5-0 voice vote.

VIII. Consideration of Request for Land or Real Property Purchase, Lease, or Donation, including requests from:

a. Steps I and/or II

Frank Davidson moved that the Board approve the following:

1. Queen Creek Unified School District's request to accept a donation of 9.9 acres for an elementary school site and move to Step III for necessary testing.
2. Queen Creek Unified School District's request to purchase 85 acres for a middle school and high school site and move to Step III for necessary testing.

Cynthia Chovich seconded.

Mike Gross spoke on behalf of the Queen Creek Unified School District.

Pat Conley asked if the parcel that was approved last month for Queen Creek's 6-8 site had fallen through. John Arnold explained that if the SFB went forward with this site, the other would be dropped.

Patricia Gober asked if there is a cost to the state when land deals fall through. Mr. Arnold explained that there is a cost for an appraisal and environmental testing, but in this case, nothing had been ordered and no money had been spent.

Motion passed on a 5-0 voice vote.

b. Step III

Pat Conley moved that the Board approve the following:

1. That the Board approve Chandler Unified School District's request to accept a donation of 10.39 acres for an elementary site .
2. That the Board approve Maricopa Unified School District's request to accept a donation of 11.69 acres for an elementary site.

Frank Davidson seconded. Motion passed on a 5-0 voice vote.

c. Other Land Issues

Cynthia Chovich moved that the Board approve additional funding in the amount of \$260,000 for data recovery in the Apache Junction Unified School District. Frank Davidson seconded. Motion passed on a 5-0 voice vote.

Cynthia Chovich moved that the Board approve funding in the amount of \$12,000 for archaeological testing in the Laveen Elementary School District. Frank Davidson seconded. Motion passed on a 5-0 voice vote.

Cynthia Chovich moved that the Board approve funding in the amount of \$5,000 to conduct environmental studies in the Navajo County Accommodation District. Frank Davidson seconded. Motion passed on a 5-0 voice vote.

IX. Finance/ Legislative/ Budget Report

a. JCCR Report

Frank Davidson moved that the board approve the FY07 and FY08 finance report to JCCR. Patricia Gober seconded. Motion passed on a 5-0 voice vote.

X. Chairman's Report

a. ATRA Presentation

This item was provided for information only.

XI. Future Agenda Items

Frank Davidson noted that staff requested input on the issues discussed earlier.

XII. Public Comment

None

Adjournment

There being no further business, Kate McGee, adjourned the meeting at approximately 12:10 P.M.

Approved by the School Facilities Board on \_\_\_\_\_, 2005

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Kate McGee, Chair